

Chairperson Scott Hickle
Vice-Chairperson Pete Bienski
Parliamentarian Nancy Hardeman



Commissioners
Michael Beckendorf
Leo Gonzalez
Bobby Gutierrez
Kevin Krolczyk
Prentiss Madison
Robert Swearingen

MINUTES

**BRYAN PLANNING AND ZONING COMMISSION
REGULAR MEETING
THURSDAY, JUNE 5, 2014 – 6:00 P.M.
COUNCIL CHAMBERS, BRYAN MUNICIPAL BUILDING
300 SOUTH TEXAS AVENUE, BRYAN, TEXAS**

Disclaimer: *The meeting minutes herein are a summarization of meeting procedures, not a verbatim transcription*

1. CALL TO ORDER.

Chairperson Hickle called the meeting to order at 6:01 pm.

Commissioners	Present	2014 Regular Meetings Held	2014 Regular Meetings Attended	Regular Meetings Held During Last 6 Months	Regular Meetings Attended During Last 6 Months
Michael Beckendorf	Y	9	7	9	7
Pete Bienski	Y	9	8	9	8
Leo Gonzalez	Y	9	7	9	8
Bobby Gutierrez	Y	9	9	9	9
Nancy Hardeman	Y	9	8	9	8
Scott Hickle	Y	9	9	9	9
Kevin Krolczyk	Y	9	9	9	9
Prentiss Madison	Y	9	9	9	9
Robert Swearingen	Y	9	9	9	9

Staff Members Present: Mr. Martin Zimmermann, Planning Administrator; Mr. Randy Haynes, Senior Planner; Ms. Maggie Dalton, Staff Planner; Ms. Lauren Crawford, First Assistant City Attorney; Ms. Annette Denton, Planning Intern; and Mr. Phillip Melton, Planning Intern.

2. PLEDGE OF ALLEGIANCE TO THE U.S. FLAG.

Commissioners led the pledge.

3. HEAR CITIZENS.

None came forward.

4. RECOGNITION OF AFFIDAVITS FILED IN RESPONSE TO STATE LAW ON DISCLOSURE OF LOCAL OFFICIAL'S CONFLICT OF INTEREST.

No affidavits were filed.

5. CONSENT AGENDA.

a. Approval of minutes from the workshop and regular meetings on May 1, 2014.

b. Final Plat FP14-03: Heritage Lakes Estates Subdivision – Phase 1

Proposed Final Plat of Heritage Lakes Estates Subdivision – Phase 1, being 45.1 acres of land out of Richardson Perry League, A-44 adjoining the north side of Steep Hollow Road, approximately 900 feet to 1,550 feet north from its intersection with Elmo Weedon Road in Bryan's extraterritorial jurisdiction (ETJ) in Brazos County, Texas. (M. Hilgemeier)

c. Final Plat FP14-10: Siena Subdivision – Phase 3

Proposed Final Plat of Siena Subdivision – Phase 3, being 14.695 acres of land out of John Austin Survey, A-2 extending south and southwest of the current terminus of Positano Loop, generally southwest of the intersection of Old Reliance Road and Florence Way in Bryan, Brazos County, Texas. (M. Dalton)

d. Right-of-Way Abandonment RA14-02: Hawks Street

A request to abandon an approximately 50-foot wide and 386-foot long segment of unimproved public street right-of-way for Hawks Street, adjoining the northeast side of the 2800-2900 blocks of Clarks Lane between Fairlane and Owen Streets in Bryan, Brazos County, Texas. (R. Haynes)

Commissioner Madison moved to approve the Consent Agenda. Commissioner Beckendorf seconded the motion, and the motion passed unanimously.

6. REQUESTS FOR APPROVAL OF REPLATS – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission has final approval).

a. Replat RP14-06: W.J. Coulter's Subdivision of the Morille Tract

Proposed Replat of a portion of Lot 6 in W.J. Coulter's Subdivision of the Morille Tract, being 1.918 acres of land adjoining the northeast side of Palasota Drive between McArthur Avenue and Bridge Meadow Lane in Bryan, Brazos County, Texas. (R. Haynes)

Mr. Haynes presented the staff report (on file in the Development Services Department). Staff recommends approval of the request.

The public hearing was opened.

No one came forward.

The public hearing was closed.

Commissioner Gutierrez moved to approve Replat RP 14-06, based on staff's recommendations and review which considers adherence to all pertinent state and local requirements for replatting. Commissioner Beckendorf seconded the motion.

Commissioners discussed:

- Looks like a good project
- Meets all requirements

The motion passed unanimously.

b. Replat RP14-08: Woodville Acres No. 3 Subdivision

Proposed Replat of Lots 19 thru 21 in Block 5 of Woodville Acres No. 3 Subdivision, being 1.1564 acres of land adjoining the southwest side of Shirley Drive between Nancy Street and Stevens Drive in Bryan, Brazos County, Texas. (M. Dalton)

Ms. Dalton presented the staff report (on file in the Development Services Department). Staff recommends approval of the request.

The public hearing was opened.

The following people came forward to speak in opposition:

- Mr. Roy Flores, 4609 Kensington Rd.
- Ms. Delia Mandujano, 3707A Shirley Dr.
- Ms. Catherine David, 3701 Shirley Dr.
- Mr. Michael Wiederhold, 3712 Shirley Dr.
- Mr. Rafael Pena, 3720 Sandy Point Rd.
- Ms. Linda Gutierrez, 3709A Shirley Dr.

The reasons for opposition were:

- The MU-1 zoning is a temporary classification
- Surrounding neighborhood consists of large lots with yards
- Adding additional houses on smaller lots does not fit the character of the neighborhood
- Safety concerns over increased density
- Increased traffic and congestion
- Concerns about decreased property values

Mr. Christian Galindo, 3107 Rolling Glen Dr., Bryan, Texas, the applicant's engineer, stated that the applicant is only adding one lot to the existing layout. He also stated that the lots exceed the minimum lot with and they would have shared driveways.

The public hearing was closed.

In response to questions Ms. Dalton stated:

- the current house would stay on the property
- with the proposed configuration of lots the applicant could build three new houses
- the proposed housing type is not known
- the proposed lot sizes do not maximize density allowed by MU-1 zoning.

Commissioner Gutierrez moved to approve Replat RP 14-08, based on staff's recommendations and review which considers adherence to all pertinent state and local requirements for replatting. Commissioner Hardeman seconded the motion.

Commissioners reminded those in attendance that the proposed replat meets all statutory requirements.

The motion passed unanimously.

7. REQUESTS FOR APPROVAL OF ZONING CHANGES – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission makes recommendation; City Council has final approval).

a. Rezoning RZ14-11: Sam Trinh

A request to change the zoning classification from Agricultural – Open District (A-O) to Retail District (C-2) on 9.86 acres of land out of the Marie Kegan Survey, A-28, located at the northeast corner of State Highway 30 and Elmo Weedon Road in Bryan, Brazos County, Texas. (M. Dalton)

Ms. Dalton presented the staff report (on file in the Development Services Department). Staff recommends approval of the request.

The public hearing was opened.

Rabon Metcalf, 3800 State Highway 6, College Station, the applicant's engineer gave an overview of the project.

The public hearing was closed.

Commissioner Madison moved to recommend approval of Rezoning RZ14-11 to the Bryan City Council, and to adopt the written staff report and analysis, as the report, findings and evaluation of this Commission. Commissioner Bienski seconded the motion.

The motion passed unanimously.

b. Rezoning RZ14-12: Juan Enrique Pachuca

A request to change the zoning classification from Mixed-Use Residential District (MU-1) to Retail District (C-2) on property located at 3801 East State Highway 21 at the east corner of East State Highway 21 and Old Kurten Road, being Lot 1R in Block 1 of Castle Heights Subdivision in Bryan, Brazos County, Texas. (M. Dalton)

Ms. Dalton presented the staff report (on file in the Development Services Department). Staff recommends approval of the request.

The public hearing was opened.

No one came forward.

The public hearing was closed.

Commissioner Gutierrez moved to recommend approval of Rezoning RZ14-12 to the Bryan City Council, and to adopt the written staff report and analysis, as the report, findings and evaluation of this Commission. Commissioner Beckendorf seconded the motion.

The motion passed unanimously.

8. REQUESTS FOR APPROVAL OF VARIANCE TO STANDARDS OF ARTICLE IV (BUILDING AND LOT STANDARDS) OF THE LAND AND SITE DEVELOPMENT ORDINANCE (BRYAN CODE OF ORDINANCES CHAPTER 62) – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission has final approval; applicants may direct appeals to City Council).

a. Planning Variance PV14-03: Diane and Joshua Lorden

A request for approval of a 55-foot variance from the minimum 200-foot lot depth generally required for lots in Retail (C-2) zoning districts, to allow the creation of a lot proposed to be only 145 feet in depth on property located at 2208 Finfeather Road at the west corner of Finfeather Road and Stuart Street, being Lot 1 in Block 1 Ferrara's Addition, Bryan, Brazos County, Texas. (R. Haynes)

Mr. Haynes presented the staff report (on file in the Development Services Department). Staff recommends approval of the request.

The public hearing was opened.

No one came forward.

The public hearing was closed.

Commissioner Beckendorf moved to approve Planning Variance PV14-03, because strict compliance with the regulation will result in undue hardship, and in so moving adopt the written staff report and analysis as the findings of this Commission and the facts upon which those findings are based, with the understanding that such findings and facts will be entered into the official minutes of this Planning and Zoning Commission meeting. Commissioner Gonzalez seconded the motion.

The motion passed unanimously.

9. ADJOURN.

Without objection, Chairperson Hickle adjourned the meeting at 6:57 pm.

These minutes shall serve as the official findings of the City of Bryan Planning and Zoning Commission, as approved on this the **19th** day of **June, 2014**.

A. S. Hickle, Chairperson
Planning and Zoning Commission
City of Bryan, Texas

Martin Zimmermann, AICP
Planning Administrator and Secretary to the
Planning and Zoning Commission

DRAFT